

1 #REZ-2014-0044

2 BILL NO. Z-14-03-18

3  
4 ZONING MAP ORDINANCE NO. Z-19-14

5 AN ORDINANCE amending the City of Fort Wayne  
6 Zoning Map No. O-07 (Sec. 13 of Wayne Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated an R2  
10 (Attached Single Family and Two Family Residential) District under the terms of Chapter 157  
11 Title XV of the Code of the City of Fort Wayne, Indiana:

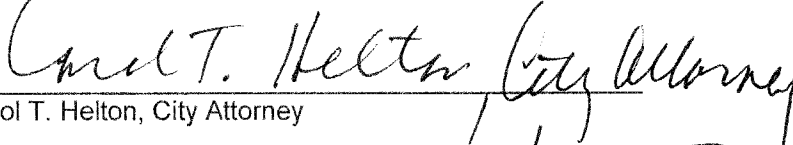

12 Lots 8 through 13 of Devilbiss Addition to the City of Fort Wayne, as recorded in  
13 Deed Book 3A, page 34 in the Office of the Recorder of Allen County, Indiana.

14 and the symbols of the City of Fort Wayne Zoning Map No. O-07 (Sec. 13 of Wayne  
15 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
16 Wayne, Indiana is hereby changed accordingly.

17 SECTION 2. That this Ordinance shall be in full force and effect from and after its  
18 passage and approval by the Mayor.

19   
20 \_\_\_\_\_  
21 Council Member

22 APPROVED AS TO FORM AND LEGALITY:

23   
24 \_\_\_\_\_  
25 Carol T. Helton, City Attorney  
26 

27  
28  
29  
30

City of Fort Wayne Common Council  
**DIGEST SHEET**

---

**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2014-0044  
Bill Number: Z-14-03-18  
Council District: 6 – Glynn Hines

---

Introduction Date: March 25, 2014  
Plan Commission  
Public Hearing Date: April 7, 2014  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone approximately 0.80 acres of property from R1-Single Family Residential to R2-Attached Single Family and Two Family Residential  
Location: 2730, 2802, 2804, 2810, 2814 and 2818 Holton Avenue  
Reason for Request: To allow the properties in the Vincent Village campus to be converted into duplexes for small families from the Vincent Village Transitional Shelter.  
Applicant: Vincent Village  
Property Owner: Vincent Village

---

Related Petitions: none

---

Effect of Passage: Property will be rezoned to R2- Attached Single Family and Two Family Residential which will allow the existing houses to be converted into duplexes to provide more affordable housing.  
Effect of Non-Passage: The properties will remain zoned R1-Single Family Residential and can remain in use for single family structures.

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant Vincent Village  
 Address 2827 Holton Avenue  
 City Ft. Wayne State IN Zip 46806  
 Telephone 260-456-4172 Fax 260-456-7500 E-mail dandorfer@vincentvillage.org

**Property Ownership**  
 Property Owner Vincent Village  
 Address 2827 Holton Avenue  
 City Ft. Wayne State IN Zip 46806  
 Telephone 260-456-4172 Fax 260-456-7500 E-mail dandorfer@vincentvillage.org

**Contact Person**  
 Contact Person Denise Andorfer  
 Address 2827 Holton Avenue  
 City Ft. Wayne State IN Zip 46806  
 Telephone 260-456-4172 x 221 Fax 260-456-7500 E-mail dandorfer@vincentvillage.org

*All staff correspondence will be sent only to the designated contact person.*

**Request**  
 Allen County Planning Jurisdiction  City of Fort Wayne Planning Jurisdiction  
 Address of the property 2730, 2802, 2814, 2828, 2810 & 2804 Holton  
 Present Zoning R1 Proposed Zoning R2 Acreage to be rezoned .8 acre  
 Proposed density 15 units \_\_\_\_\_ units per acre  
 Township name Wayne Township section # \_\_\_\_\_  
 Purpose of rezoning (attach additional page if necessary) To make existing homes in the Vincent Village campus into duplexes to create more affordable housing for small families living in the Vincent House Transitional Shelter.  
 Sewer provider City of FW Water provider City of FW

**Filing Requirements**  
*Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.*  
 Applicable filing fee  
 Applicable number of surveys showing area to be rezoned (plans must be folded)  
 Legal Description of parcel to be rezoned  
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Denise Andorfer \_\_\_\_\_ 3-5-2014 \_\_\_\_\_  
 (printed name of applicant) (signature of applicant) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)

Received 3/5/14	Receipt No. 114220	Hearing Date 4/7/14	Petition No. REZ 2014-0044
--------------------	-----------------------	------------------------	-------------------------------

**Attachment A**

**Legal Description of Parcel to be Rezoned**

**Lots 8-13 Devilbliss 1<sup>st</sup> Addition**

2730 Holton

2814 Holton

2802 Holton

2804 Holton

2810 Holton

2818 Holton

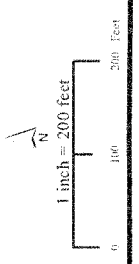
Rezoning Petition REZ-2014-0044



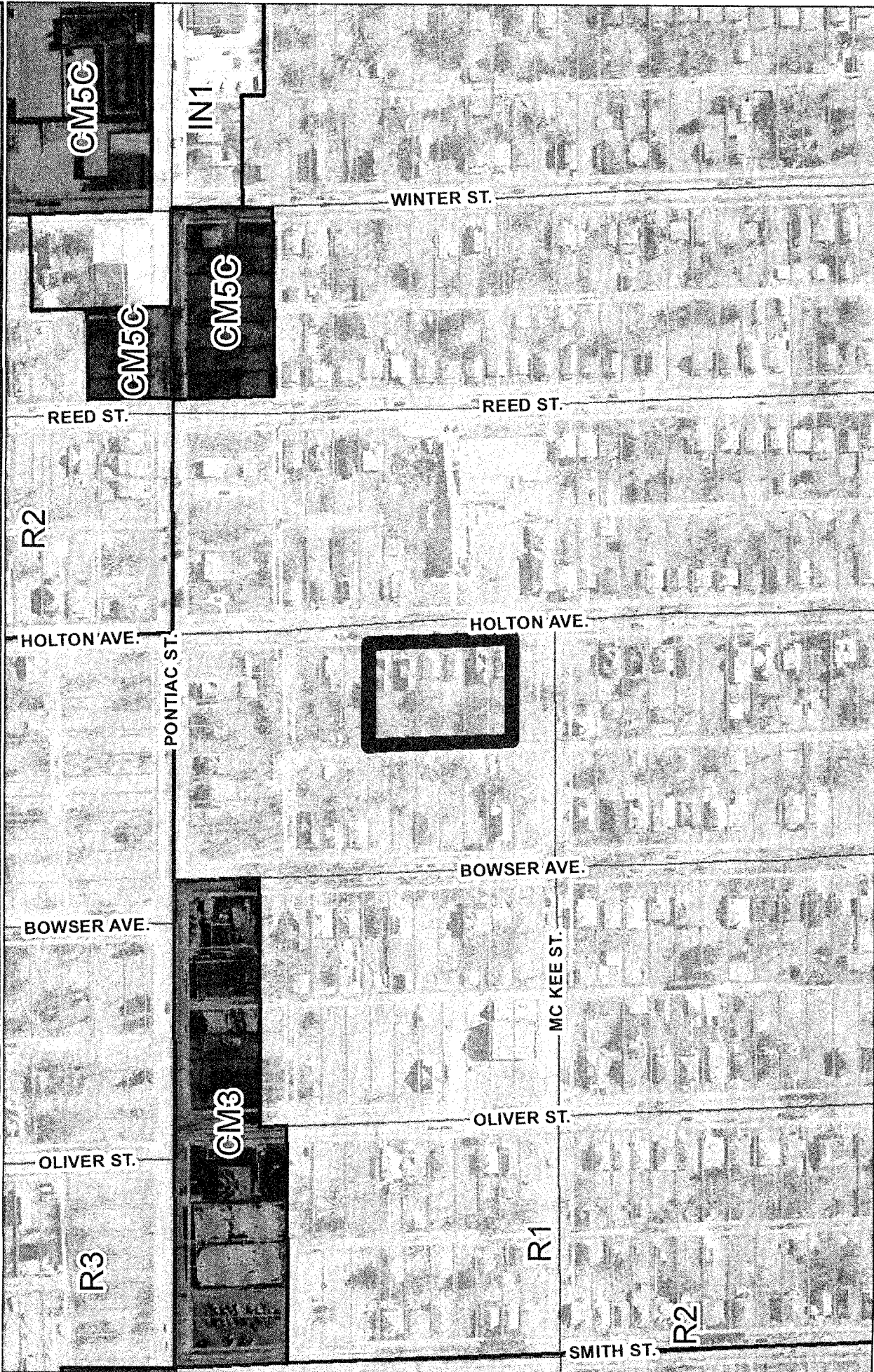
Project boundaries represented by bold colored lines are for representational purposes only.

© 2014 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours, Spring 2009

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and does not assume any liability, resulting from any error or omission in this map.



Date: 5/14/2014



Project boundaries represented by bold colored lines are for representational purposes only.

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Tom Didier

Read the second time by title and referred to the Regulations

Committee. Read the third time in full and on motion by Councilman

Didier, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>
BENDER	_____	_____	_____	<u>✓</u>
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED:

5-13-14

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. 2-19-14 on the 14<sup>th</sup> day of  
May, 2014

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY,  
CITY CLERK

Robert A. Bender  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14<sup>th</sup> day  
of May, 2014, at the hour of 4:00 o'clock PM. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15<sup>th</sup> day of MAY

2014, at the hour of 2:00 o'clock PM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**BILL NO. Z-14-03-18**

**REPORT OF COMMITTEE ON REGULATIONS**

**MAY 13, 2014**

*Tom Didier, Chair  
Mitch Harper, Co-Chair  
All Council Members*

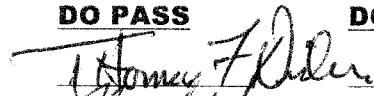
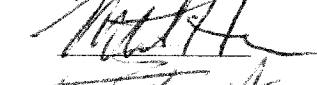

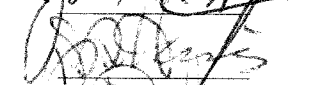

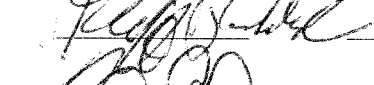

**AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. O-07 (Sec. 13 of Wayne Township). The locations are 2730, 2802, 2804, 2810, 2814, and 2818 Holton Avenue. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

**DO PASS**

**DO NOT PASS**

**ABSTAIN**

**NO REC**

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**SANDRA E. KENNEDY  
CITY CLERK**